

**MANCHESTER PLANNING BOARD
PUBLIC HEARING/LIMITED BUSINESS MEETING**

Thursday, August 10, 2006 – 6:00 p.m.

City Hall, Third Floor - Aldermanic Chambers

Planning@manchesternh.gov

I. PUBLIC HEARING:

Subdivision, Site Plan/Planned Development, and Conditional Use Applications (See Enclosed)

With respect to the applications below, appropriate materials have been submitted to invoke the jurisdiction of the Board. Although additional information may be required prior to final consideration, it is the recommendation of the staff that the Planning Board *accept* the applications and conduct a Public Hearing. A motion would be in order.

1. S-29-2006 Property located at 61 S. Mammoth Road & 40 Huse Road, an application to subdivide property by adjusting a boundary line – Joseph M. Wichert, LLS for Sansoucie, Porterfield, Barton & Molloy, and Edward A. & Diane L. Molloy
 2. SP-21-2006 Property located at 80 Canal Street, an application for site plan approval for the construction of a drive-through facility including window, canopy and vehicle queuing lane – TF Moran, Inc. for Hampshire First Bank
 3. CU-21-2006 Property located at 293 South Main Street, an application for a conditional use permit to expand an existing bank by adding approx. 370 sq. ft.- Cuoco & Cormier for TD Banknorth
 4. CU-22-2006 Property located at 911 Candia Road, an application for a conditional use permit to occupy an existing building with insurance sales and general office use – Keith Beausoleil
 5. SP-08-2006 (Amendment) Property located at 293 Abby Road, an application to amend a previously approved site plan with the addition of a 2,925 sq. ft. future second story storage area – 293 Abby Road, LLC
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6. Review of a referral from the Board of Mayor and Aldermen dealing with a request to build on a lot with no public street frontage, pursuant to RSA 674:41(I)(d). Property is located on Corson Street, a private way.

II. BUSINESS MEETING:

(Tabled Items):

7. S-26-2006 Property located at 51 Windsong Avenue, an application to subdivide property into two (2) lots, creating one (1) new building lot – Duval Survey, Inc. for Maddano Real Estate Investment, LLC
Public Hearing: July 13, 2006 [Remain Tabled]
8. S-27-2006 Property located at 125 Manning Street/S. Belmont Street, an application to subdivide property into two (2) lots, creating one (1) new building lot – TF Moran, Inc. for Robert & Janet Rzasa
Public Hearing: July 13, 2006 [Remain Tabled]
- CU-20-2006 Property located on South Belmont Street (TM 365-66) an application for a conditional use permit to construct a single family dwelling, pursuant with requirements of Section 6.10 of the zoning ordinance – TF Moran, Inc. for Robert & Janet Rzasa
Public Hearing: July 13, 2006
9. SP-18-2006 Property located at 234 Abby Road, an application for site plan approval to construct a 10,130 sq. ft. addition to the existing manufacturing/warehouse facility – Amoskeag Architectural Group for 234 Abby Road Management, LLC
Public Hearing: July 13, 2006 [Recommendation]
10. PD-10-2006 Property located at 21 S. Elm Street, an application to create a planned
SP-19-2006 development, and for site plan approval for the construction of twelve (12) townhouse dwelling units – Northpoint Engineering for Dream Homes of New England
Public Hearing: July 13, 2006 [Recommendation]

(Current Items):

11. S-29-2006 Property located at 61 S. Mammoth Road & 40 Huse Road, an application to subdivide property by adjusting a boundary line – Joseph M. Wichert, LLS for Sansoucie, Porterfield, Barton & Molloy, and Edward A. & Diane L. Molloy
12. SP-21-2006 Property located at 80 Canal Street, an application for site plan approval for the construction of a drive-through facility including window, canopy and vehicle queuing lane – TF Moran, Inc. for Hampshire First Bank

13. CU-21-2006 Property located at 293 South Main Street, an application for a conditional use permit to expand an existing bank by adding approx. 370 sq. ft.- Cuoco & Cormier for TD Banknorth
14. CU-22-2006 Property located at 911 Candia Road, an application for a conditional use permit to occupy an existing building with insurance sales and general office use – Keith Beausoleil
15. M-12-2006 An application by Edward J. Zlotek & Hessey J. Zoltek for voluntary merger to two parcels at 505 Brown Avenue, TM 463, Lots 12 & 13.
16. M-13-2006 An application by David A. Pinard and Cheryl Pinard for voluntary merger of two parcels at 70 Riverdale Avenue, TM 681, Lots 2 & 2A.
17. M-14-2006 An application by David & Lisa Marie Sinotte for voluntary merger of three parcels at 533 Holly Avenue, TM 367, Lots 3, 15, and 16.
18. Discussion of the administrative procedure for approval of mergers that are part of site plan/planned development applications.
19. Any other business items from Staff or Board.